



250051 Range Road 250
Rural Wheatland County, Alberta

MLS # A2303428



\$1,199,000

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|------------------|----------------------------------|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,885 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 10.00 Acres | | |
| Lot Feat: | Back Yard, Farm, Front Yard | | |

| | | | |
|--------------------|--|-------------------|---------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Hardwood | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 6-25-24-W4 |
| Exterior: | Other | Zoning: | 1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: Hood Fan

Situated on a beautiful 10-acre parcel just 8 minutes from the Town of Strathmore, this stunning property offers the perfect blend of peaceful country living with convenient access to schools, shopping, healthcare, golf, and more. Ideal for the equestrian or hobby farmer, the property offers ample space for additional barns, corrals, coops, or a shop to store all your toys—endless potential to build out your dream setup. As you arrive, you’re welcomed by a charming 3/4 wraparound porch and timeless Hardie board siding. Inside, the home is thoughtfully designed with functionality and style in mind. The front entry features a large double closet and flows into a spacious walk-through mudroom complete with laundry, a side entrance, and plenty of storage. The heart of the home is the stunning custom kitchen, showcasing rich wood cabinetry with built-in organizers (including LeMans), a massive quartz island, gas cooktop, oversized basin sink, pearl plumbing fixtures, floating shelves, and custom under-cabinet and toe-kick LED lighting—subtly connected to night lighting leading upstairs. The main level also features a generous living room with gas fireplace, a large dining area, dedicated office space, and a convenient 2-piece bath. Upstairs, you’ll find four spacious guest bedrooms, along with an impressive 6-piece bathroom featuring dual toilet areas—ideal for busy households. The primary retreat offers a walk-in closet, a 5-piece ensuite, and stunning views of the surrounding landscape. Additional highlights include high-end LED pot lighting throughout, motion-activated closet lighting, rough-in for hot water circulation, Vacuflo system, and quality window coverings. With approximately 2,800 sq ft of developed living space, this home is truly move-in ready—plus an additional 1,400 sq ft of undeveloped basement

space ready for your future plans.